



**TOWN OF WEARE**  
PLANNING BOARD  
ZONING BOARD OF ADJUSTMENT  
15 Flanders Memorial Road  
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Naomi L. Bolton  
Land Use Coordinator

**Office Hours:**  
Monday  
Tuesday  
Wednesday  
8 AM – 4:30 PM

**PLANNING BOARD  
MINUTES  
JUNE 24, 2004  
(Approved as written 10/28/04)**

**PRESENT:** Paul Morin, Chairman; Brad Macauley, Secretary; Leon Methot, Exofficio;  
Carl Knapp; Naomi L. Bolton, Land Use Coordinator

**GUESTS:** Simone Duhamel, Cobra Construction; Jack Munn, Southern NH Planning  
Commission

**I. CALL TO ORDER:**

Chairman Paul Morin called the meeting to order at 6:50 PM at the Weare Town  
Office Building.

**II. WORK SESSION:**

RESERVOIR DRIVE –STONEWALL REMOVAL ISSUE FOR A DRIVEWAY  
PERMIT: Simone Duhamel from Cobra Construction was present to discuss the  
removal of a portion of the front stonewall in order to obtain approval for a  
driveway permit. Chairman Morin informed Ms. Duhamel that this board only  
makes a recommendation to the Board of Selectmen and have no say on approval.  
Chairman Morin pointed out that it looks like this request is leaving the existing  
opening on top and removing as very little of the stonewall as possible, due to  
needing room for drainage. It looks like they would be taking out about 20 feet of  
the front stonewall so that it would conform to the current driveway regulations.  
The consensus of the board present was to have Naomi send a memo to the Board  
of Selectmen. The memo should point out that there is an existing opening in the  
stonewall but not located in a good enough spot to obtain the proper sight distance,  
therefore the board doesn't have an issue with removing the 20 feet of stonewall  
needed to conform to the driveway regulations.

CONTINUED DISCUSSION WITH SOUTHERN NH PLANNING  
COMMISSION – REVIEWING MORE DRAFT CHAPTERS FOR THE  
MASTER PLAN UPDATE: Jack Munn from Southern NH Planning Commission  
was present to continue discussing more input needed for the master plan. The  
board first discussed the proposed vision statements and made a few changes. Mr.  
Munn will fix this statement as discussed and send Naomi a copy of the changes  
electronically. The board began discussing more draft chapters beginning with  
chapter 9, Historical Features. Betty Straw had spent a great deal of time both  
reviewing and on the phone with Mr. Munn regarding protecting the historical

areas of Town. The board wanted a couple of changes made to the Historical chapter, in particular the area referencing that the two overlay districts are similar, when they really are on two different sides. Chapter 10, Natural Resources was the next chapter to be discussed. Tom Carr, Conservation Commission chairman phoned Naomi to let her know that his board has not fully gone through the chapter and will get input back to the board ASAP. The board still proceeded through the chapter to go over any comments or questions that the board might have. The board wanted Naomi to send a memo to the Conservation Commission regarding page 180, informing them to make it clear what the Conservation Commission's initiative is. The board wanted Naomi to give them Mr. Munn's number in case they have any questions.

The board then went to Chapter 11, Existing and Future Land Use. Some of the existing land use was done early on and those changes reflect in the draft. There have been some zoning changes that need to get passed on the SNHPC from the past couple of years. Mr. Munn is working with Naomi on getting those changes made. The build out analysis was done in this chapter using the zoning regulations. The board then took the last 10 subdivisions, subtracted the roads and came up with a density factor. That factor was a weighted average of the last 10 plans. The next step would be to take the weighted average times the net available land and come up with a number of lots that could be created.

Chairman Morin pointed out that Mr. Munn needs to following information back to him to complete his drafts:

- Conservation Commission to finish commenting on Chapter 10
- Goals and Objectives to be done by this board.

The board discussed the land use map. The suggestion was to take the map and produce a written product, something that the board feels comfortable with (i.e. connecting some of the villages and a possibly coming up with a "gateway overlay district"-which would be similar to the Historic overlay. The board was going to schedule the first public hearing for July 22, 2004, if everything gets put together in time.

DISCUSS WITH BOARD OF FIREWARDS – PROPOSED CHANGES FOR FIRE SUPPRESSION: Chairman Morin handed out the fire suppression regulation proposal that was submitted by the Fire Chief, June 7, 2004. Chairman Morin read an e-mail from Steven Lehmann which expressed his concerns about the proposals. Leon Methot suggested putting these changes to the voters as a town regulation. The board went through the changes. The following is the original changes proposed by the Board of Firewards from their December 8, 2003 meeting.

1. The cistern must be constructed prior to any combustibles being placed on any site.
2. Every new building must be sprinkled including any residential buildings, i.e.: in-law apartment over garages, etc.

3. After the sixth (6<sup>th</sup>) lot, a 15,000 gallon cistern must be constructed, unless these lots are within one mile of a credible water source, and all buildings sprinkled.
4. After the twelfth (12<sup>th</sup>) lot, a 30,000 gallon cistern will be required, all buildings sprinkled.
5. Detached accessory buildings, i.e.: sheds, garages, will be exempt.
6. An engineered location for a dry hydrant will be acceptable upon review, for areas with sufficient natural water.

The following is the proposed changes made by the Fire Chief, June 7, 2004.

1. Any cistern construction requirement as a condition of subdivision or site plan approval shall be completed and inspected by all authorities having jurisdiction prior to the issuance of any certificate of occupancy. A bond or other form of security shall not replace the requirement for a completed cistern where certificates of occupancy are requested.
2. If over five (5) miles of truck travel distance from any active fire station, every new building must have automatic sprinkler systems including any residential buildings, i.e.: in-law apartments over garages, etc.
3. Upon the creation of a fourth (4<sup>th</sup>) residential lot in accordance with Section 4.1 E.2, a 15,000 gallon cistern shall be constructed unless these lots are within one mile of a credible water source or 2,200 feet of truck travel distance from an existing cistern or dry hydrant in good repair and capable of providing the required water supply. The distance shall be measured to the nearest lot line of the furthestmost lot being proposed. The Planning Board, in it's sole discretion, may approve sprinkler systems in one and two family dwellings in accordance with NFPA 13D or multifamily dwellings in accordance with NFPA 13R in lieu of construction a cistern. Sprinklers will not be required in detached accessory buildings.
4. All proposed subdivisions of 12 lots or more, including the parent parcel, will be subject to the requirements of Section ?? except that the cistern will increase to 30,000 gallons.
5. A dry hydrant constructed in accordance with NFPA 1142 (?) and capable of delivering at least 250 gpm (gallons per minute) for 2 hours shall be an acceptable substitute for a cistern.

The board made the following brief comments comparing the two. Point #1: This point was basically changed to read that no occupancy will be issued until cistern is completed. Point #2: The board was not convinced that every building needs a sprinkler. Point #3: The board made a change with regard to when fire suppression would kick in. This change would also give the Planning Board the authority to allow sprinklers versus cisterns. Point #4: The board didn't have an issue with this proposal. Point #5 & #6: The board again didn't have any issues. The board agreed that it needs to come up with a requirement for commercial buildings.

The board also needs to put the adoption of NFPA codes on the next work session. Chairman Morin asked Brad Macauley if he could invite the chief to come to the July work session.

Chairman Morin stated that he will re-draft what was previously discussed and sent to all members via e-mail.

COMMUNITY PROFILE HOMEWORK: At the June 10<sup>th</sup> meeting, Chairman Morin asked each planning board member to come up with goals and objectives that we can actually do something about. Every board member was supposed to pick out at least one item from each of the 7 categories in the document, Housing, Economic Development, Community Facilities, Transportation, Historic and Cultural Resources, Natural Resources and Existing and Future Land Use. They were then supposed to type up their list along with how you think the board can go about achieving these goals (i.e. is there a subcommittee, does it require public hearings, do we have to spend money, is there an existing committee we can hook up with to help us, etc.) Chairman Morin handed out his suggestions for goals which were:

HOUSING

*Goal 4:* A new model of centralized traditional neighborhoods rather than disconnected, suburban or rural developments would help to control the costs of services and maintain the attractiveness of the Town.

*Discussion:* Develop guidelines rather than strict rules for residential development while maintaining an overall density threshold. This would allow developers and the planning board to make creative proposals for land use that best utilize the topography and sensitivity of a given parcel. This discussion could take place either during a Planning Board Work Session or at a Town Hall meeting such as we had last June. The ZBA and Conservation Commission should be included in the discussion. Two of the Community Profile "Action Teams" could be involved, the Managed Growth and the Open Space and Land Conservation teams.

ECONOMIC DEVELOPMENT

*Goal 5:* The Planning Board should consider developing a Cost of Community Services (COCS) study to reveal how much it costs per dollar of revenue to provide municipal services based on land use.

*Discussion:* The Planning Board can investigate the cost of a professional COCS for consideration in next year's vote. The Board of Selectmen will have to be involved and supportive. This could appear as a separate warrant article.

Brad Macauley stated that his one goal was to focus on the mixed use of properties, which would require changing zoning and getting other boards involved. Carl Knapp handed the board his two goals of importance, which both had to do with the transportation section.

Chairman Morin stated that this will be further discussed at the July 8, 2004 meeting.

ANNUAL ELECTION OF OFFICERS FOR UPCOMING YEAR: With the limited board members present the board decided to hold off the election of officers until the July 8<sup>th</sup> meeting.

RECOMMENDATION TO BOS FOR SNHPC REPRESENTATIVES: Chairman Morin stated that the Town needs to fill these two positions. Chairman Morin stated that he has a very busy schedule but would volunteer if no one else was going to. Tim Galvin, Chairman of the Zoning Board expressed his interest, but was not sure he would be available for all the meetings. Brad Macauley moved to recommend to the Board of Selectmen to have Paul Morin and Tim Galvin be the two SNHPC representatives for the Town of Weare, Carl Knapp seconded the motion, all in favor except for Chairman Morin who abstained.

477 CONCORD STAGE ROAD LETTER: The board received a letter from TCP Communications who installed a telecommunication facility at 477 Concord Stage Road. The approved plans included the installation of short trees to surround the facility. During the construction the facility is on ledge and bedrock, which will make it difficult to plant the trees due to the soil conditions and if the trees are planted would not survive. Therefore the letter requests the board to waive the requirement of planting trees at the site. The board discussed the letter and pointed out that there were abutters present through the whole process, which are expecting trees to be planted around the complex, just like it was approved. If the applicant wants to change the site plan then a formal public hearing would have to be held and all appropriate abutters would have to be notified. Naomi stated that she will inform TCP Communications of the board's discussion.

### **III. ADJOURNMENT:**

As there was no further business to come before the board, Brad Macauley moved to adjourn at 10:00 PM, Leon Methot seconded the motion, all in favor.

Respectfully submitted,

Naomi L. Bolton  
Land Use Coordinator